

Sign Ordinance 20-01

10-3-3.28

AN ORDINANCE AMENDING SECTION 10-3-3.28 OF THE DEVELOPMENT CODE OF THE TOWN OF VINEYARD RELATING TO THE PLACEMENT OF SIGNS WITHIN THE TOWN AND PROVIDING FOR THE ADOPTION AND ENFORCEMENT THEREOF.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF VINEYARD, UTAH:

PART I

TEXT OF ORDINANCE

SECTION 1. Section 10-3-3.28 relating to signs is hereby amended to read as follows:

10.3.3.28 Signs and Advertising Structures

1. Intent

It is the intent of this Section to provide standards and requirements relating to the location and design of signs and similar advertising structures.

2. Permitted Signs in all Zones

The following accessory signs shall be permitted in all zones, subject to the terms and conditions as may be stated and provided that no sign shall be positioned in such a manner as to result in the creation of an unsafe visual clearance at any driveway location or intersection.

A. Signs not requiring a Permit – The following signs shall be permitted without the necessity of obtaining a permit from the Town.

- 1. Real Estate Sales** – One sign per street frontage, advertising the sale, lease or rental of the premises, provided that such signs six (6) square feet in residential zones and eight (8) square feet in other zones. All such signs shall be removed within six months from the date of installation.
- 2. Political Signs** – Signs for the purpose of announcing the candidacy of any person seeking public office, provided that such signs shall be removed not more than seven (7) days following the election.

3. Identification Nameplates – Accessory nameplates for professional persons or home occupations. Said signs shall not be more than two (2) square feet in area, be unlighted, and contain no advertising material.
4. Institutional Identification Signs – One sign or bulletin board per street front denoting the name of any public, charitable or religious institution when located on the premises of the main structure and provided such sign shall not exceed twenty-four (24) square feet in area.
5. Governmental Signs – Signs erected by a governmental unit for regulatory or informational purposes such as traffic signs, street signs and public notices.
6. Public Signs – Signs of a non-advertising nature intended to identify a condition or provide information to the public such as, public utility information signs, safety and danger signs, trespass signs, entrance and exit markers, provided, no sign shall exceed four (4) square feet in area.
7. Community Entrance Signs – Signs erected by the town indicating the name of the Town and any incidental information.

B. Signs Requiring a Permit – The following signs shall be permitted upon acquisition of a permit therefore.

- a. **New Development/Project Identification Signs**: A temporary sign advertising the sale, lease, or development of property shall be located on premise and shall comply with the following requirements:

RESIDENTIAL ZONING DISTRICTS				
Size of Proposed Development in Acres	Maximum Area Per Sign Dace in Square Feet	Maximum Height for Freestanding Signs in Feet	Minimum Setback (or required clear view area)	Number of Signs Permitted Per Sign Type
1 to 99 acres	40 sq. ft. per sign	10 feet (measured from existing grade)	10 feet	1 per Street Frontage
100 acres (or more)	80 sq. ft. per sign	12 feet (measured from existing grade)	10 feet	1 per Development Site

NON-RESIDENTIAL ZONING DISTRICTS			
Maximum Area Per Sign Face in Square Feet	Maximum Height of Freestanding Signs in Feet	Minimum Setback (or required clear view area)	Number and Sign Location
160 sq. ft. per sign	15 feet (measured from existing grade)	10 feet	<p>One (1) sign shall be located at the following intersections:</p> <p>1600 North Geneva Road 800 North Geneva Road 400 North Geneva Road Center St. Geneva Road</p> <p><small>*Down lighting optional and subject to approval at application</small></p>

New Development/Project Identification Signs may be maintained for a maximum period of twenty-four (24) months. Any sign not expressly permitted by these zoning district requirements is prohibited.

All requests for any temporary sign shall be made on the applicable application form provided by the Town. An Applicant may present a Temporary Sign Application for review and decision by the Town Planner. The Town Planner is authorized to render a final decision approving, approving with conditions, or denying all Temporary Sign Applications.

The Town Planner and/or Building Official are hereby authorized with the duty of enforcing these provisions and are empowered and directed to:

1. **Issue Permits:** Issue necessary Building Permits, as required by the Building Code, as adopted, to construct, alter or repair signs which conform to the provisions herein.
2. **Inspection and Conformance:** If a sign requires the issuance of a Building Permit, the Building Official shall inspect the construction, alteration or repair, as permitted, and as required by the Building Codes, as adopted. The Building Official may take all necessary actions to ensure that all signs, and all construction and all reconstruction or modifications of existing signs are built or constructed or modified in conformance with the provisions of these sign regulations and all requirements of the Building Codes, as adopted.
3. **Non-maintained or Abandoned Signs:** The Building Official may require that each non-maintained or abandoned sign to be removed from the building or premises when such a sign has not been repaired or put into use by the owner, person having control or person receiving benefit of such structure within thirty (30) calendar days after the notice of non-maintenance or abandonment is given to the owner, person having control or person receiving the benefit of such structure. Guidelines for the abatement and removal of signs shall be in accordance with the Uniform Code of Abatement of Dangerous Buildings.

4. **Unsafe or Dangerous Signs:** If an unsafe or dangerous sign is not repaired or made safe within five (5) calendar days after the Building Official gives written notice by certified mail, the Building Official may abate and remove the sign, and the person having charge, control or benefit of any such sign shall pay to the Town the costs incurred with such removal within thirty (30) calendar days after written notice by certified mail is provided. Guidelines for the abatement and removal of signs shall be in accordance with the Uniform Building Code for Abatement of Dangerous Buildings.
5. **Illegal Signs:** If an illegal sign is not brought into compliance with the provisions of these regulations within thirty (30) calendar days after the Building Official gives written notice by certified mail, the Building Official may abate and remove the sign, and the owner, person having charge, control or benefit of any such sign shall pay to the Town the costs incurred in such removal within thirty (30) calendar days after written notice by certified mail is provided.
6. **Confiscation of Signs:** The Building Official shall immediately confiscate any sign located on public property in violation of these sign regulations or any other Town Ordinances. Confiscated signs shall be stored at a location determined by the Building Official for thirty (30) calendar days, during which time the owner or person having charge, control or benefit of the confiscated sign may redeem the sign after payment of fifty dollars (\$50.00) and any applicable civil fines. The Town shall not be liable for damages incurred to signs as a result of their confiscation. In addition to civil penalties sign owners and persons having charge, control or benefit of any sign erected in violation of any Town ordinance shall be liable for any damages caused to public property, public facilities or public utilities by reason of the placement, attachment and/or removal of such unlawful signs. Signs not redeemed within thirty (30) calendar days shall be destroyed. Guidelines for the abatement and removal of signs shall be in accordance with the Uniform Code for Abatement of Dangerous Buildings.
7. **Notice of Violations:** The Building Official may provide written notice of violation by certified mail to the owner of the property where the sign is located or person having charge or control or benefit of any sign found by the Building Official to be unsafe or dangerous, or in violation of these sign regulations or of any other Town ordinance.
8. **Legal Actions Authorized:** The Town Planner and/or Building Official may take any appropriate action or institute any proceeding in any case where any sign is erected, constructed, reconstructed, altered, repaired, converted or maintained, or in any case where any sign is used in violation of these sign regulations or any other Town ordinance, in order to accomplish the following purposes:
 - a. To prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use of a sign; and
 - b. To restrain, to correct, or to abate such violation.

9. **Violation/Penalty:** Any person whether acting as owner or occupant of the premises involved, or contractor, or otherwise, who violates or refuses to comply with any of the provisions of these Ordinances shall be guilty of a misdemeanor and, upon conviction, shall be punished as determined by the Court. A separate offense shall be deemed to be committed on each calendar day an offense occurs or continues.

(10-3-3-2.8 (2) (B) (a) Repealed by Ordinance No. 2007-08, October 10, 2007)

- b. Directional and Public Service Signs – Signs which identify or provide direction to scenic or historic sites for sports facilities or signs which serve as community entrance signs or which convey community service information, provided that the area of the sign shall not exceed sixteen (16) square feet.

3. Advertising Signs

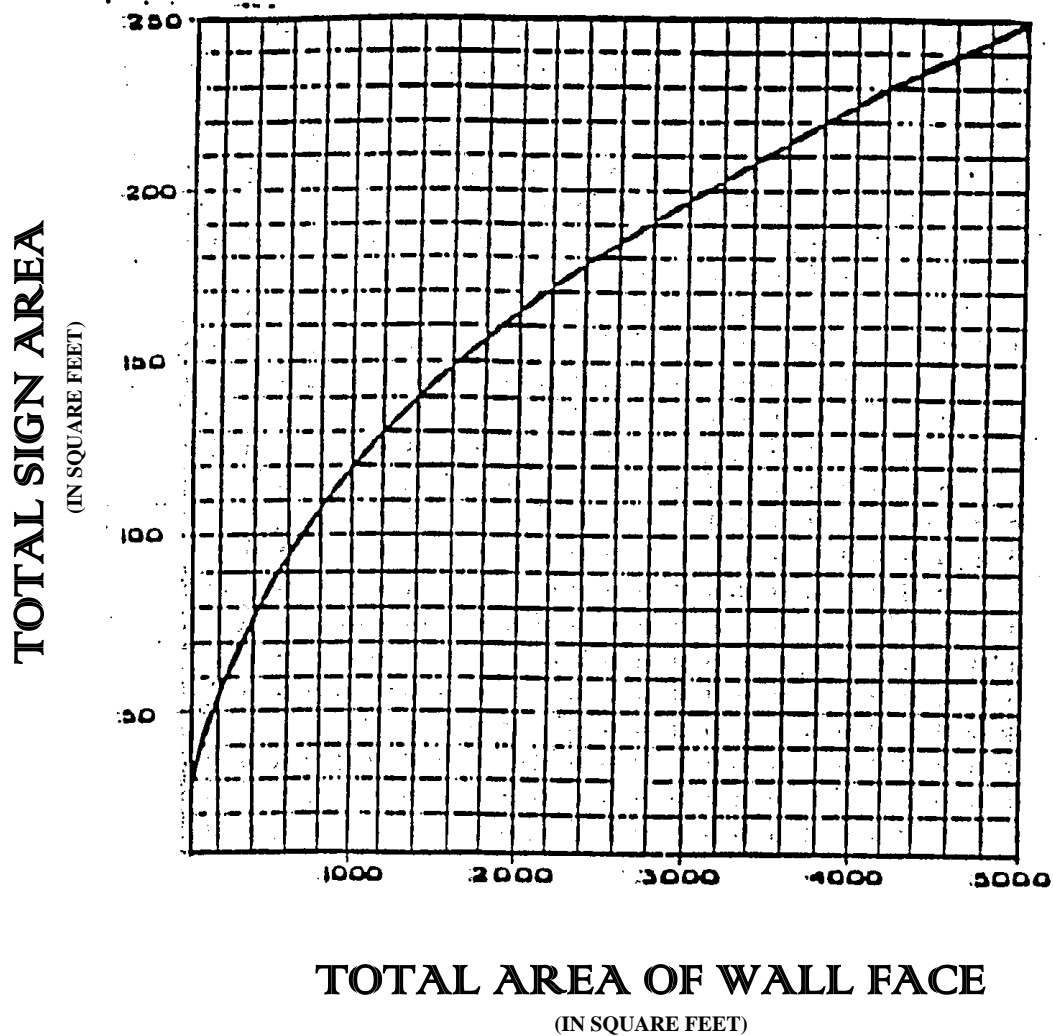
In addition to the signs permitted under Paragraph 2 of this Section, the following accessory advertising signs shall be permitted in the commercial and industrial zones, subject to the conditions specified herein and the prior approval by the Town Council.

1. Accessory Signs to be Permitted in Zone. Accessory advertising signs shall be erected only in those zones wherein they are specifically listed as a permitted or conditional use.

2. Types of Signs – Conditions. The types of signs and the design and placement standards and conditions relating to each shall be as follows:

- A. Fascia Signs. Accessory fascia signs identifying and advertising the names of the business, the products sold, trade names and/or the activity conducted subject to the following:

- a) There shall be not more than two signs per building street frontage per establishment.
- b) The sign shall not extend above the wall or façade to which it is attached.
- c) The total area of all fascia signs upon a wall shall not exceed the maximum as set forth under the following table.
- d) No portion of the sign shall project more than fifteen (15) inches from the face of the building to which it is attached.



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- B. Free Standing Monument Signs – Commercial Zones. Permanent accessory, free-standing monument signs identifying and advertising the name of the business, the products sold, trade names and/or the business activity conducted, subject to the following:
- a) There shall not be more than one sign per street frontage per establishment.
 - b) The Sign shall have a maximum sign face area of not more than sixty (60) square feet and shall be designed and constructed in accordance with the Monument Sign Standards as set forth under attachment 1 of this Section.

- c) No free-standing monument sign shall be placed or constructed in such a manner as to produce an unsafe visual clearance at any intersection or driveway location.

C. Free Standing Monument Signs – Industrial Zones. Permanent accessory, free-standing monument signs identifying the name of the industry, the products manufactures or sold, trade names and logos and/or the industrial activity conducted, subject to the following:

- a) Each parcel containing a separate industry shall be entitles to one sign. Any industrial use occupying more than sixty (60) acres or fronting on a public street for a distance of more than two thousand (2,000) feet on any one street shall be entitled to a second sign.
- b) The sign shall be placed on the property occupied by the use to which it refers or, in the instance of uses not located adjacent to a public street a sign may be placed adjacent to the entrance road which provides access to the use. There shall not be more than one sign per street frontage per establishment.
- c) The Sign shall not exceed a height of eighteen (18) feet above the grade of the travel surface of the public street to which it is adjacent and shall have a maximum sign face area of no more than two hundred (200) square feet.
- d) No free-standing monument sign shall be placed or constructed in such a manner as to produce an unsafe visual clearance at any intersection or driveway location. Signs proposed to be located at an intersection or driveway shall have a minimum of ten (10) feet between the sign face and the ground surface.
- e) The location of any sign proposed to be constructed within the zone shall be approved by the Planning Commission, who shall have the authority to require adjustment in the location in order to minimize potential safety concern.

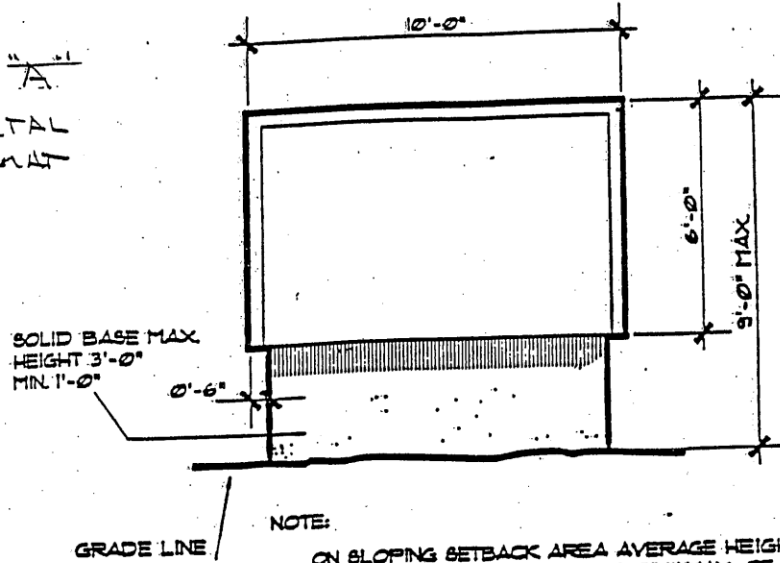
D. Incidental Directional Signs. Permanent signs providing instruction (entrance, exits, etc.) when approved by the Planning Commission/ Town Council as part of the site plan.

- 3. Placement of Signs on Public Right-of-Way Prohibited. No advertising sign shall be placed upon the public right-of-way or project into the air space above a public right-of-way.

4. Unsafe Location of Signs Prohibited. No sign shall be placed or constructed in such a manner as to produce an unsafe visual clearance at any intersection or driveway location.

ATTACHMENT 1

ALTERNATE "A"
HORIZONTAL
FORMAT



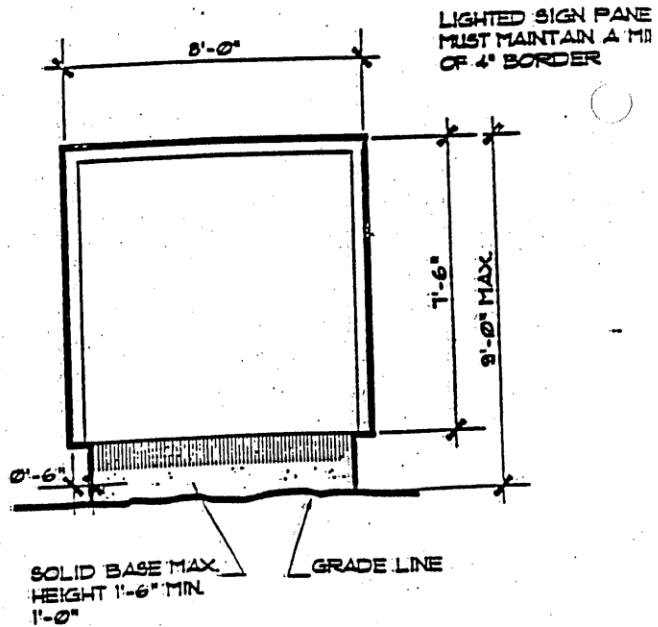
ALTERNATE "B"
VERTICAL
FORMAT

NOTES:

SIGNS MAY BE INSTALLED ON A BERM NOT EXCEEDING 18" SUCH AS HEIGHT FROM BACK OF SIDEWALK DOES NOT EXCEED 10'-6"

ON SLOPING SETBACK AREA AVERAGE HEIGHT OF BASE MAY NOT EXCEED 1'-6" W/MAX. OF 2'-0" & MIN. OF 1'-0"

BASE MATERIALS TO MATCH PRIMARY BUILDING MATERIALS



MONUMENT SIGNS ILLUMINATED BACKGROUND

2004.12.10

1/11/2000 T. HAY